

Minutes of Planning Commission Meeting 06-14, December 18, 2006

Roll Call: 7:00 pm

Commissioners present were Chair Fitzhugh, Jeffrey, Nicosia, and Stones. Michele Braun was present as Clerk. Members of the public present were William Lyon and Robert Tucker.

Approval of Minutes

Nicosia moved to approve the minutes of Meeting 06-13, November 20, 2006. Stones seconded. **The motion passed 4-0-0.**

Site Plans

Bill Lyon has applied to build a pole shed addition to the town equipment garage on Rte 12 North. Jeffrey moved to approve the request; Stones seconded the motion. Jeffrey asked whether adjoining landowners needed to be notified of Site Plan Review applications. PC determined that adjoining landowners did require notification. Jeffrey moved to postpone action on pending motion until next regularly scheduled Planning Commission meeting, and pending notification of adjacent landowners in conformance with zoning by-laws; Nicosia seconded the motion. **The motion passed 4-0-0.** It was noted that the municipal complex on Route 12 North is in the Residential B Zone, and in that Zone, government facilities are a conditional use. Therefore, this request should not be subject to site plan review (which is restricted to permitted uses), but should be subject to Conditional Use approval by the Zoning Board of Adjustment. PC directed ZA to warn this hearing for the next ZBA meeting, January 11, 2007.

Sign Permits

The Northfield Ambulance Volunteers have applied for a permit for a sandwich board sign to advertise their Christmas tree & wreath sale. Jeffrey moved to approve the request under Section 411 (2); Stones seconded the motion. **The motion passed 4-0-0.**

Other Business

- Storage units in Urban Residential
Robert Tucker presented his idea to build a self-storage facility on his property near the Fairground. PC noted that this is not a permitted or conditional use in the Urban Residential Zone, and advised Mr. Tucker to follow the upcoming zoning revisions, which will consider storage facilities on a systematic, municipality-wide basis. One member of the Commission stated that they would be willing to consider his proposal in the future.
- Complaints about/status of Drown project at 11 Wall Street
Zoning-specific questions on this project include lighting, tree-planting, and height of the building. PC directed ZA to determine height of structure.
- Definition of a plat as it relates to subdivision permitting
Jeffrey suggested that at the January meeting, the PC will consider adopting Title 27 VSA Chapter 17. Prior to that meeting, ZA is directed to obtain a written opinion from counsel as to whether a plat has to be a survey, per Title 27.
- Economic Development Zoning
Chair Fitzhugh reported that Ken Johnson suggested the Commission
- DeFelice's Café sign permit
ZA reported that Mr. DeFelice would like his sign permit (approved at Meeting 06-13) to include the banner that he sometimes places on his deck in the summer. PC approved this request (without formal vote) on the condition that the total signage not exceed 150 square feet at any time.

Next Regular Meeting

January 15, 2007 *(Note this is Martin Luther King Day, a federal & state holiday)*

Adjournment: 8:30 pm

A motion to adjourn was made by Jeffrey and seconded by Stones. **The motion passed 4-0-0.**

Michele Braun
Zoning Administrator / Clerk

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.